

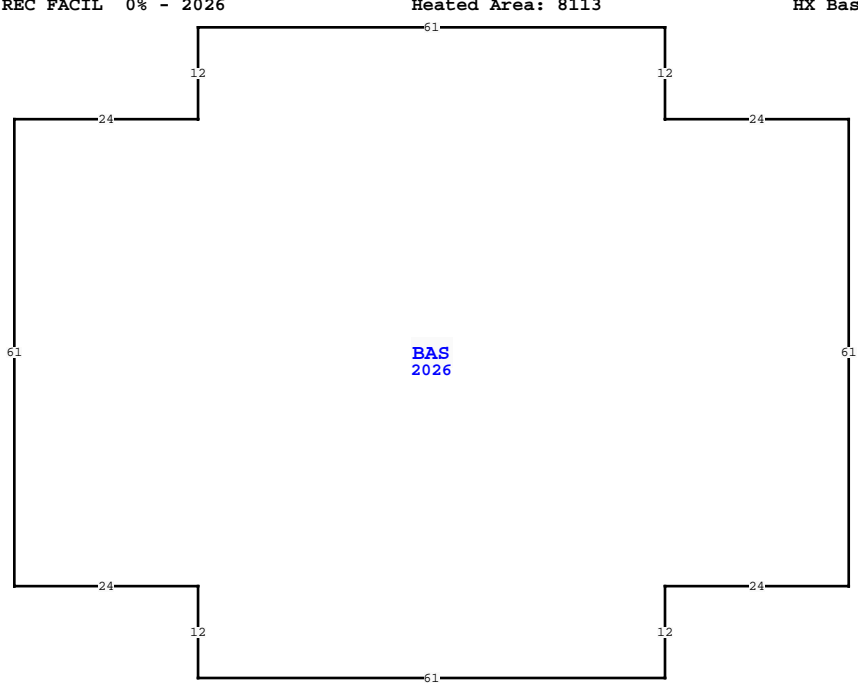
COMM NE COR OF SE1/4 OF SW1/4, S
 FT TO N LINE OF BELLAIRE S/D, W
 POB, CONT W 258.77 FT, N 317.34

OASIS OAKS, INC
 249 NW LIVE OAK PL
 LAKE CITY, FL 32055

2026

34-3S-17-06970-004


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	00	N/A 100
Heating Type	00	N/A 100
Fixtures		N/A 100
Frame	00	N/A 100
Story Height		14 100
RMS		N/A 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300 NIGHTCLUB/BARS	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	8,113	100
	YEAR	TOT ADJ AREA
	2026	8,113
		SUBAREA MARKET VALUE
		81,122
TOTALS	8,113	8,113 81,122

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 REC FACIL	0%	- 2026										
			Heated Area: 8113									
			HX Base Yr									
												

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	81,122	
TOTAL MARKET OB/XF VALUE	39,280	
TOTAL LAND VALUE - MARKET	131,988	
TOTAL MARKET VALUE	252,390	
SOH/AGL Deduction	1,320	
ASSESSED VALUE	251,070	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	251,070	
TOTAL JUST VALUE	252,390	
NCON VALUE	120,402	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	118,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052805	New Commercial Co	19,750	04/02/2025
000052003	New Commercial Co	286,500	01/07/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/933	7/29/2024	WD	Q	V	01	165,000
GRANTOR: COLE RICHARD C						
GRANTEE: OASIS OAKS, INC						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0169	FENCE/WOOD	0	0	0	0	704.00	UT	12.00	12.00	100	2026	2025		100	8,448	
2	0169	FENCE/WOOD	0	0	0	0	160.00	UT	5.00	5.00	100	2026	2025		100	800	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
4	0296	SHED METAL	0	0	16	8	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
6	0260	PAVEMENT-A	0	0	0	0	2,160.00	UT	2.00	2.00	100	2026	2025		100	4,320	
7	0166	CONC, PAVMT	0	0	0	0	928.00	UT	4.00	4.00	100	2026	2025		100	3,712	
													TOTAL OB/XF	39,280			

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE	05/12/2026	MLU
LAND DATE		
AG DATE		

BUILDING DIMENSIONS		
BAS=[YR=2026;ORIG=10,10] S61 E24 S12 E61 N12 E24 N61 W24 N12 W61 S12 W24 \$		

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	3300	C	NIGHT CLUB	0		CG	0.00	0.00	87,992.00	SF		1.00	1.00	1.00	1.50	1.50	131,988								